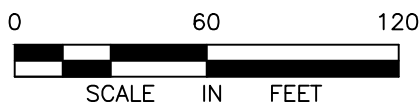


#### LOCATION MAP

NOT TO SCALE



#### LEGEND

- MONUMENT FOUND
- 3/4" IRON PIPE MONUMENT SET MARKED WITH LICENSE NO. 44530
- △ APRON
- CATCH BASIN
- HYDRANT
- MANHOLE
- TRAFFIC SIGN
- TELEPHONE PEDESTAL
- SOIL BORING
- CONIFEROUS TREE
- WATER VALVE
- G — GAS LINE
- TU — TELEPHONE UNDERGROUND
- EU — ELECTRIC UNDERGROUND
- TVU — TELEVISION UNDERGROUND
- TVF — TELEVISION FIBER UNDERGROUND
- I — WATER SYSTEM
- >> — STORM SEWER
- > — SANITARY SEWER
- — — INTERMEDIATE CONTOURS
- — — INDEX CONTOURS

#### UTILITY AND SITE DATA

All Zoning and Setback information was obtained from the City of Isanti Planning & Zoning Office web site (<http://www.cityofisanti.us/planning-and-zoning-department>), on July 26, 2011. For detailed zoning information and specific interpretation of code requirements, contact the City of Isanti Planning & Zoning Office (763)-444-5512.  
(Note: Zoning, Setback & Restrictions were not provided to Bolton & Menk, Inc. by the insurer.)

ZONING: Subject property: I-1 (Industrial Park District)

#### FRONT, SIDE AND REAR YARD REQUIREMENTS (PRINCIPAL BUILDING)—NOT GRAPHICALLY SHOWN:

Front Yard: There shall be a front yard having a depth of not less than thirty (30) feet between building and the street right-of-way line.

Side Yard: There shall be two (2) side yards, one on each side of a building. Each side yard shall be not less than fifteen feet in width.

Rear Yard: There shall be a rear yard not less than thirty (30) feet in depth.

HEIGHT RESTRICTIONS: None

FLOOR SPACE AREA RESTRICTIONS: None

**FLOOD ZONE:** Community Panel No. 27059C0190D, dated November 5, 2003, of Flood Insurance Rate Maps published by U.S. Department of Housing and Urban Development, shows this site as being located in Zone A & X, Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain", Zone A is defined as "No Base Flood Elevations determined" AND Community Panel No. 27059C0301D, dated November 5, 2003, of Flood Insurance Rate Maps published by U.S. Department of Housing and Urban Development, shows this site as being located in Zone A & X, Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain", Zone A is defined as "No Base Flood Elevations determined".

**UTILITIES:** Underground utility lines and structures are shown in an approximate way only, according to information provided by others. A request that utilities be located for this survey was made through Gopher State One Call (Ticket No. 111801503). The underground utility lines and structures shown on this map represent the information provided to Bolton & Menk, Inc. as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate. The surveyor does not guarantee that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.

**AREA:** The subject property contains 674,813 square feet (15.49 acres).

#### SURVEYOR'S NOTES

1. Orientation of the bearing system is based upon the most southerly line of Outlot A, ISANTI CENTENNIAL COMPLEX 5TH REARRANGEMENT, Isanti County, Minnesota, which is assumed to bear South 89 degrees 55 minutes 43 seconds East.
  2. Bolton & Menk, Inc. did not determine ownership of adjacent land. Corresponding recording data was not provided by the title company.
  3. No buildings were observed on the surveyed property.
  4. Subject property has constructed vehicular and pedestrian ingress and egress to/from East Dual Boulevard & Isanti Parkway.
  5. The address for the subject property was not found by/or provided to Bolton & Menk, Inc.
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#### DESCRIPTION

The following was provided in WFG National Title Insurance Company, File No. 3369-2011-W0005-J6788, Effective Date: August 22, 2011, at 8:00 a.m., Schedule A.

Outlot A, Isanti Centennial Complex 5th Rearrangement,

PID: 16.124.0020 containing 15.49 acres

#### NOTES CORRESPONDING TO SCHEDULE B EXCEPTIONS

The following were provided in WFG National Title Insurance Company, File No. 3369-2011-W0005-J6788, Effective Date August 22, 2011, at 8:00 a.m., Schedule B - Exceptions. The items referenced correspond to the items defined in the Title Commitment's Schedule B-II, Exceptions, and are referenced on survey drawing by item number.

Items 5 & 7, Schedule B-II, Exceptions are not addressed on this survey.

**Item 1:** Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date hereof.

— ANY FACTS, RIGHTS, INTERESTS OR CLAIMS PROVIDED IN THE ABOVE MENTIONED TITLE INSURANCE COMMITMENT ARE SHOWN ON THIS SURVEY MAP.

**Item 2:** Rights or claims of parties in possession not recorded in the Public Records.

— ANY FACTS, RIGHTS, INTERESTS OR CLAIMS PROVIDED IN THE ABOVE MENTIONED TITLE INSURANCE COMMITMENT ARE SHOWN ON THIS SURVEY MAP.

**Item 3:** Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete survey of the Land and inspection of the Land.

— ANY ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT BOLTON & MENK, INC. ARE AWARE OF ARE NOTED IN THE SURVEYORS NOTES.

— ANY ENCROACHMENT OR OVERLAPPING OF IMPROVEMENTS THAT BOLTON & MENK, INC. IS AWARE OF ARE LISTED IN THE POSSIBLE ENCROACHMENTS SECTION OF THIS SURVEY MAP.

**Item 4:** Easements or claims of easements, not recorded in the Public Records.

— ONLY THOSE EASEMENTS OR CLAIMS PROVIDED IN THE ABOVE MENTIONED TITLE INSURANCE COMMITMENT ARE SHOWN ON THIS SURVEY MAP.

**Item 6:** Drainage and utility easements for public utilities as shown on the recorded plat of said Isanti Centennial Complex 5th Rearrangement.

— SAID EASEMENT(S) ARE SHOWN GRAPHICALLY ON THIS SURVEY MAP.

#### POSSIBLE ENCROACHMENTS

The following are possible encroachments that may affect the Subject Property. Bolton & Menk, Inc. does not guarantee that all encroachments have been identified.

- (A) Entrance to adjoining property crosses through/into subject property.
- (B) Drainage ditch, storm sewer line(s) & apron(s) cross through/lie within subject property and do not lie within an easement.

#### SURVEYORS CERTIFICATION

To City of Isanti, WFG National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 8, 11(b), 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on July 11, 2011.

Bolton & Menk, Inc.

*Craig E. Olson*  
Craig E. Olson  
License No. 44530

Date Signed: August 25, 2011 Revised North Arrow on January 8, 2014.

Note: This certification is made to the parties listed above as a professional opinion based on the knowledge and belief of the surveyor as of the date of issuance. Over time, survey and title conditions may change from those shown on this survey or in the title commitment. The above parties are advised that updated title documentation and surveys will be required to confirm conditions affecting the subject property after date of issuance of this survey.

<b>ALTA/ACSM LAND TITLE SURVEY</b> ISANTI, MN 55040 <b>BOLTON &amp; MENK, INC.</b> Consulting Engineers & Surveyors 7533 SUNKWOOD DRIVE, RAMSEY, MN 55303 (763) 433-2851 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA	OUTLOT A ISANTI CENTENNIAL COMPLEX 5TH REARRANGEMENT ISANTI COUNTY, MN  FOR: CITY OF ISANTI
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